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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** ARANSON MINOR SUBDIVISION & LOT LINE CHANGE  
**PROJECT LOCATION:** NYS ROUTE 94 (NEAR WILLOW LANE)  
SECTION 46 – BLOCK 2 – LOT 51.2 & 54.1  
**PROJECT NUMBER:** 03-26  
**DATE:** 22 SEPTEMBER 2004  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 5.35+/- ACRES (TWO EXISTING LOTS) INTO FIVE (5) LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 24 SEPTEMBER 2003 AND 25 FEBRUARY 2004 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

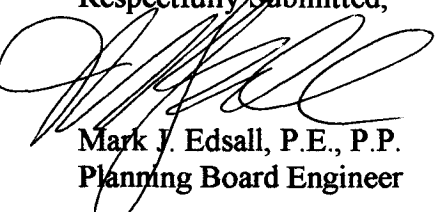
1. The properties are located in the Professional Office (PO) and R-4 zoning districts of the Town. The single-family residential use is a use permitted by right in both zones. The bulk requirements have been corrected. Each lot complies with the applicable requirements, with the exception of Lot #1 which has some pre-existing non-conforming conditions. The Board should note that the bulk requirements for the PO Zone are “grandfathered”, since the application was before the Board when the bulk requirements for the PO were updated.
2. I have reviewed the latest plans submitted for this meeting, and have the following comment:
  - The plans must be signed and sealed by a licensed surveyor.
  - In an effort to meet the functional requirements set by the Fire Inspector, the applicant is now depicting a turfstone center island in the cul-de-sac. The Board should discuss this matter with the applicant's engineer. The Board will need to accept this configuration as part of their determinations.

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- The plans propose a Town sewer main. An easement is required to the Town. Following Preliminary Approval, the applicant will be required to obtain a "reallocation agreement" for capacity, and submit to the NYSDEC for approval of the sewer main. Submittal packages should be prepared and submitted to Town Engineering for review, prior to forwarding to DEC. (Coordinate with undersigned for details).
  - As previously noted, the road surface (DST application) should note as "per application".
  - The plan notes the intent to construct the subgrade and subbase to meet Town Road standards. Additional information will need to be added on the final plans, and the material references must comply with the new code requirements.
  - Submittal of this application/plan to the NYSDOT will be required. I will send an updated plan following this meeting.
  - The adjoining property has obtained approval for a lot line revision, which alters the approved layout of the subdivision (and moves the cul-de-sac away from the property line). It is suggested that this plan be updated to accurately reflect the approval on the adjoining property.
  - As per the 911 Policy of the Town, this project will require the assignment of 911 street address numbering at the Preliminary approval stage of the subdivision review. The street name is currently proposed; approval status is unknown. This can be coordinated with the Fire Inspector's office.
3. A Lead Agency Coordination letter was circulated on 16 March 2004. I am aware of no responses which would preclude the Planning Board from assuming the position of Lead Agency under the SEQRA review process at this time.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

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